

"EXHIBIT A"

This CONTRACT OF SALE, made this day of September, 1952, by and between W. Elmer Buhrman and Charles McC. Mathias, substituted trustees in No. 16,394 Equity, hereinafter called the "Vendors", and Harry Gerhart and Rachael Gerhart, his wife, of the City of Philadelphia, State of Pennsylvania, hereinafter called the "Vendees".

W I T N E S S E T H:

That for and in consideration of the mutual promises and agreements hereinafter set forth by and between the parties hereto, the said Vendors (subject to the approval of the Circuit Court for Frederick County) do hereby agree to sell unto the said Vendees, and the said Vendees do hereby agree to purchase from the said Vendors,

All that tract or tracts of land situate, lying and being in Emmitsburg District in Frederick County, Maryland, containing six and one-half (6 1/2) acres, more or less, and more particularly described in a deed from Allen D. Cool and Rita Cool, his wife, to W. Elmer Buhrman and Charles McC. Mathias, Substituted Trustees in No. 16,394 Equity and/or their successors in trust, which said deed is dated the 9th day of December, 1949 and duly recorded in Liber No. 482, folio 100, one of the Land Records of Frederick County.

TOGETHER WITH ALL AND SINGULAR the buildings, improvements, rights, waters, easements, privileges, and appurtenances thereunto belonging or in anywise appertaining, reserving, however, certain personal property which is contained in the house on the real estate hereinbefore described.

The sale herein is made subject to the following terms, conditions, provisions, and agreements:

1. That the Vendees agree to pay unto the said Vendors the sum of Three Thousand Dollars (\$3,000.00) for the aforesaid real estate, the sum of Five Hundred Dollars (\$500.00) of which said purchase money has been paid by the said Vendees at and before the delivery of these presents, the receipt of which is hereby acknowledged, and the Vendees further agree to pay the residue of said money, to-wit, the sum of Twenty-five Hundred Dollars (\$2500.00) on or before the 1st day of December, 1952 and upon payment of the